

MINUTES OF THE REDEVELOPMENT AGENCY MEETING HELD ON TUESDAY, AUGUST 20, 2013, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH.

PRESENT: Chairman Troy Walker, Boardmembers Bill Colbert, Bill Rappleye, and Jeff Stenquist. Darrell Smith arrived during the meeting.

STAFF PRESENT: David Dobbins, Danyce Steck, Tracy Norr

[6:49:00 PM](#)

1.0 Call to order.

1.1 The meeting was called to order at 6:49 p.m.

[6:49:25 PM](#)

2.0 Resolution #RDA 13-13 Sand Hills Redevelopment District Public Improvements with Olympus Enterprises, LLC (DBA: The Egg & I). Staff Presentation by David Dobbins.

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2.1 Mr. Dobbins explained the property owners had requested funding for the Christopher's Restaurant and for two new pads for restaurants that the RDA approved; however, they have been looking for a good tenant that would not compete with others currently in the city. They need \$700,000 for the pads, and it will be paid out over five years. Mr. Dobbins showed elevations for the proposed The Egg & I and noted they would need to go through the normal site plan process.

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2.2 Boardmember Summerhays asked whether the area is living up to expectations. Mr. Dobbins said they did have to change the business model; however, he felt they were doing well.

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2.3 Andrew Hatton-Ward, applicant, stated they are excited about this tenant. He explained this is a breakfast and lunch restaurant that closes during the evenings. It is a nationwide chain that just opened their eighty-fourth store this week. He noted this chain has never had a store close. He then responded to the question Councilmember Summerhays had asked. He noted that Christopher's has struggled. Mr. Hatton-Ward said his company has worked with them in reference to rent and renovations. Christopher's does have a plan. They have great food, and they are a high-end restaurant. He pointed out that the RDA was established to help renovate and spruce up the first shopping center in Draper. When his company came to the City Council, the vacancy was about forty percent. They will be at ninety-five percent when Savers opens in two days. They are excited. The money the City has put into the RDA has really brought the center around and is helping to establish the tax base.

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- 2.4 Kelly Huntsman, The Egg and I, said they are excited to be expanding their restaurants to Utah. The Egg and I has a very specific formula they use, which is why they have never had one close. The restaurant has great food, and the feedback they have received about this location has been really good. They would not have been able to do this without the RDA.

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- 2.5 Mayor Smith asked whether the only other one in Utah is in St. George. Ms. Huntsman replied that is correct. She does not own that one, but they have been there and got hooked on it.

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- 2.6 Mr. Dobbins explained the agreement is on the agenda tonight. It stipulates the conditions for the City paying equal payments over a period of five years. They have to provide the City the backup documents to show the funds have been spent. If they happen to close the business, the City would stop paying them.

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- 2.7 **A motion to approve Resolution #RDA 13-13, adopting the Sand Hills Redevelopment District Public Improvements with Olympus Enterprises, LLC (DBA: The Egg & I), was made by Boardmember Stenquist and seconded by Boardmember Rappleye.**

[7:00:13 PM](#)

- 2.4 **A roll call vote was taken with Boardmembers Stenquist, Rappleye, Smith, Colbert, Summerhays and Walker voting in favor. The motion passed unanimously.**

[7:00:27 PM](#)

3.0 Approval of August 20, 2013 Minutes

- 3.1 **A motion was made by Boardmember Colbert that the minutes be prepared and mailed to each member of the Redevelopment Agency Board. The Board will have ten days to review the minutes and submit any changes to the secretary. If after ten days, there are no changes the minutes will stand approved. If there are changes, the process will be followed until all changes are made and the Board is in agreement. The motion was seconded by Boardmember Summerhays and carried unanimously.**

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4.0 Adjournment

[7:01:08 PM](#)

- 4.1 **A motion to adjourn was made by Boardmember Summerhays and seconded by Boardmember Rappleye. The motion passed unanimously.**